



April 12, 1991

Mr. Doug Grimmer
Baker Properties
485 Washington Avenue
Pleasantville, New York 10570

Re: Remedial Investigation/Furnace Dock Road

Dear Mr. Grimmer:

Enclosed please find three copies of our final report for the referenced project.

We look forward to working with you in the future on this project. Please feel free to call me at (203) 386-0100 if you have any additional questions.

Sincerely,

A handwritten signature in blue ink, reading 'Robert E. McPeak, Jr.', with a large, stylized loop at the end.

Robert E. McPeak, Jr., P.E.
Engineering Services Manager

Regional Office

400 Long Beach Boulevard • Stratford, Connecticut 06497-7116 • (203)386-0100

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BCLP02400

REPORT ADDRESSING
POTENTIAL IMPACTS OF
PROPOSED REMEDIAL INVESTIGATIONS
BAKER PROPERTIES
510 FURNACE DOCK ROAD

Presented to:

Baker Properties
485 Washington Avenue
Pleasantville, NY

Prepared by:

I.T. Corporation, Inc.
400 Long Beach Boulevard
Stratford, CT 06497

Date of Report:

April 9, 1991

1.0 INTRODUCTION

IT Corporation (IT) is pleased to submit the enclosed report addressing the potential impacts of remedial investigations to be performed by Ebasco Inc. at the Former Magna Metals facility located at 510 Furnace Dock Road in Cortlandt, New York. IT was contracted by Baker Properties, the current owner of the parcel, to evaluate the potential impact of the remedial investigation planned by Ebasco. This was accomplished by a site inspection of the facility with New York State Department of Environmental Conservation (NYSDEC) and Ebasco representatives.

Ebasco is presently representing ISC Properties (ISC), a former owner of the subject property considering the performance of additional investigation. The facility location is shown on the copy of the Mohegan Lake Geologic Survey quadrangle included in Appendix A.

2.0 SITE HISTORY

The subject site was formerly owned by several companies in the past. The site history and use is summarized in the New York State Department of Environmental Conservation Inactive Hazardous Waste Disposal Report, which provides the following information concerning history at the subject site.

Former Owners	: Magna Metals, Lightron Corp., ISC Properties
Owner During Use	: Magna Metals
Period Associated with Hazardous Waste Disposal	: From initiation (date unknown) until June 1979
Hazardous Waste Disposal	: Metals, including Cyanide, Trichloroethylene, Acetone, Trans 1,2, Dichloroethylene, Xylene, Ethyl Benzene
Soil Type	: Glacial Till

The report further indicates that Magna Metals formerly used a series of leaching pits located along the western facility property line to discharge production waters. The pits have been emptied, however, a previous investigation revealed the presence of solvents in the pits as well as a nearby stream.

A copy of the Inactive Hazardous Waste Disposal Report is included in Appendix B.

3.0 SITE WALK

On March 28, 1991 IT representative Bob McPeak met at the project site with Mr. Les Skoski and Mr. Mark Sielski of Ebasco and Ms. Molly Gallagher and Mr. Dan Bendell of the New York State Department of Environmental Conservation (NYSDEC). Site walk attendees spent approximately three hours (9:00 am to 12:00 pm) inspecting various areas of the subject property as well as adjacent properties in the nearby Old Brook Farms development. Conversations held during the site walk addressed topics such as past site history, present conditions and potential future investigations.

A copy of field notes taken by the IT representatives is included in Appendix B.

4.0 CONCLUSIONS

As representatives for Baker Properties, Its personnel have assessed the potential impact which the proposed future site investigations may have upon the property as well as other Baker Properties interests. As a result of this assessment, there appear to be three main areas of potential impact which include:

- Potential disruptions to present on site tenants due to the operation of investigatory equipment such as drilling rigs;
- The potential for negative publicity arising from the concerns of those owning property in the vicinity of the site and other interested parties; and
- The potential loss of property value resulting from the discovery and/or remediation of significant on site pollution, or any deed restrictions imposed on the property.

Tenant Disruptions

Potential disruptions to the operations of present property tenants could be caused by the investigation crews; primarily by the presence of drilling rigs while drilling soil borings. If drilling is required, the majority of the drilling activities will be performed down gradient (southwest) from the Magna Metals facility. At least one or two wells, however, would be installed up-gradient (northeast) from the source area in order to assess background conditions. As a result, there is the potential for soil collection, soil boring and monitoring well installation operations to be performed in areas of the site presently used for tenant access. Additional disruptions may be experienced by tenants resulting from potential labor problems initiated by concerned employees. In order to minimize the effects of these operations and

employee concerns we would suggest the following steps be taken by Baker Properties:

- Review all proposed sampling and well installation locations and coordinate with ISC representatives to minimize activities in areas presently under use whenever possible;
- If activities must be performed in areas utilized by tenants, insure that all sampling plans contain activity schedules which are coordinated with the operations of present tenants;
- If monitoring wells must be installed in areas of the facility which are presently under use, sampling plans should be reviewed by Baker Properties representatives to ensure that wells are installed in a manner that does not inhibit accessibility to site areas as required by tenants; and
- Maintain contact with property tenants and provide necessary information to assure employees that potential risks are insignificant.

Negative Publicity

The potential for negative publicity and the various liabilities associated with the presence of residential areas in the vicinity of the site would appear to be issues of greater potential impact. Adjacent property owners will most likely become indirectly involved with the study for several reasons.

First, based on our present knowledge of the site, it appears that any releases from the leaching pits may migrate in a southwesterly direction toward private and/or public properties within the Old Brook Farms, development. These areas include individual lots as

well as the tributaries and wetland areas feeding the main water body located within the center of the development. It is anticipated that concerned residents will seek to remain informed regarding the outcome of the study.

In addition to this potential migration, adjacent properties would probably be used to provide access to the areas where down gradient monitoring wells would be installed. The steep embankment located immediately to the south west of the leaching area may preclude access from within the property. Adjacent owners in the Old Brook Farms development would be contacted in order to obtain access for well drilling equipment. This contact and the subsequent presence of drilling rigs will obviously generate concern and questions from the local residents. In order to minimize the potential impacts resulting from this local concern we would suggest Baker Properties initiate the following actions:

- Baker Properties should seek assistance from legal counsel and/or appropriate technical representatives regarding the control, response to, and potential impacts of publicized information;
- Baker Properties representatives should remain in consistent contact with appropriate NYSDEC representatives. The contact presently assigned to the site is Citizen Participation Specialist Erin O'Dell. She can be reached at telephone (914) 255-5453. Contact information should include copies of all verbal and written correspondence between NYSDEC representatives of the news media and local property owners.
- Baker Properties representatives should remain in constant contact with ISC and Ebasco representative. An appropriate schedule should be established for project updates to be submitted to Baker Properties for review.

Loss of Property Value

Finally, there are few things that can be done to reduce the loss of property value if significant environmental impact from past activities is discovered. We would suggest that all finding be reviewed in order to validate any conclusions indicating the need for extensive remediation. In addition, all proposed remedial actions should be reviewed by Baker Properties representatives. A review of proposed actions should verify that whenever possible, activities have been designed to minimize the effects on the subject property.

APPENDIX A

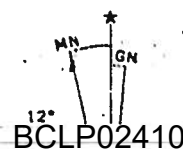
Tohegan Lake, N1
 956 Quad
 USGS
 1:24,000
 Long 73°52'20" W
 Lat 41°16'00" N
 Magna Metals 360003



Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods
 Aerial photographs taken 1955 and 1956. Field check 1956

Polyconic projection. 1927 North American datum
 1:24,000 feet scale based on New York coordinate system



APPENDIX B

RECEIVED APR 1 1991

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

2-91

CLASSIFICATION CODE: 2

REGION: 3

SITE CODE: 360003

EPA ID: NYD0013948

NAME OF SITE : Magna Metals

STREET ADDRESS: Furnace Dock Road

TOWN/CITY:

COUNTY:

ZIP:

Cortlandt

Westchester

SITE TYPE: Open Dump-X Structure- Lagoon- Landfill- Treatment Pond-

ESTIMATED SIZE: 1 Acres

SITE OWNER/OPERATOR INFORMATION:

CURRENT OWNER NAME.....: ISC Properties, Inc. (c/o BKW&L,PC)

CURRENT OWNER ADDRESS.: 100 Jericho Quadrangle, Jericho, NY

OWNER(S) DURING USE....: Magna Metals

OPERATOR DURING USE....: Magna Metals

OPERATOR ADDRESS.....: Furnace Dock Road, Cortlandt, NY

PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From To June 1979

SITE DESCRIPTION:

This is an industrial site located east of Furnace Brook. Leaching pits were constructed to receive industrial wastes. The pits failed with surface discharge to ground and toward brook. The facility is no longer operating plating operations. Part of this property was formerly owned by Lightron Corp. and then ISC Properties. ISC signed a consent order and agreed to perform an investigation. The investigation has been completed. The leaching pits have been emptied.

However, a subsequent investigation revealed significant quantities of solvents in pits and in tanks on site and in adjacent streams and sediment. This justifies a continued significant threat classification. A responsible party Phase II investigation has been completed.

The Division of Environmental Enforcement is negotiating for an RI/FS.

HAZARDOUS WASTE DISPOSED: Confirmed-X
TYPE

Suspected;
QUANTITY (units)

Metals, including cyanide
Trichloroethylene
Trans 1,2 Dichloroethylene
Acetone
Xylene
Ethyl Benzene

Unknown
Unknown
Unknown
Unknown
Unknown
Unknown

ANALYTICAL DATA AVAILABLE:

Air- Surface Water-X Groundwater-X Soil- Sediment-X

CONTRAVENTION OF STANDARDS:

Groundwater- Drinking Water-

Surface Water-X

Air-

LEGAL ACTION:

TYPE...: Consent Order-DEE State- X

Federal-

STATUS: Negotiation in Progress- X

Order Signed-

REMEDIAL ACTION:

Proposed-X Under design-

In Progress-

Completed-X

NATURE OF ACTION: RI-FS

Sludge pits excavated

GEOTECHNICAL INFORMATION:

SOIL TYPE: Glacial till

GROUNDWATER DEPTH:

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Site is near Furnace Brook - overflow from leaching pits originally flowed toward brook. Contamination by solvents discovered both on and off site.

ASSESSMENT OF HEALTH PROBLEMS:

The analytical data currently available indicates that surface water and soil contaminated with industrial solvents may present a potential pathway of exposure. Access to the site is unrestricted. At locations along Furnace Brook levels of trichloroethene as high as 130 ppb were detected in surface water. Existing homes in the vicinity of the site have private wells, but are located hydraulically upgradient from the site. To adequately characterize the extent of contaminant migration and potential pathways of exposure a RI/FS is planned for this site. Future land use on and off-site must be considered prior to remediation of the site to insure acceptable cleanup levels for soil.



DAILY LOG	DATE	3	28	91
	NO.			
	SHEET	1	OF 4	

FIELD ACTIVITY DAILY LOG

PROJECT NAME	<i>Baker / Furnace Dock Rd.</i>	PROJECT NO.	<i>530 626</i>
FIELD ACTIVITY SUBJECT:	<i>Site walk</i>		
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS:			
<p><i>IT representative arrived on site at approx. 9:00 AM</i></p> <p><i>Ebasco representatives arrived at approx. 9:05 AM. They had apparently been to the site earlier that morning.</i></p> <p><i>DEC representatives arrived at about 9:15 AM</i></p> <p><i>Site walk began at approx. 9:40 AM. Initial conversation related to public nature of information. Ms. Gallagher indicated that the fact that the state is working at the site is public information. She indicated that questions concerning site activities are being deferred to Erin O'Dell citizen participation Specialist phone 914-255-5453.</i></p> <p><i>Question arose concerning actual location of the property line along the embankment. Mr. Skoski said he would check at the local courthouse for information. Report maps showed the line to be located near the top of the embankment.</i></p> <p><i>At approximately 10:00 we proceeded to investigate the area where the former leaching pits were located. Ms. Gallagher had 3 or 4 different drawings showing the approximate locations of 9 leaching pits and 2 septic tanks. We were not able to locate all leaching pits due to the presence of heavy vegetation. We did locate what appeared to be 2 septic tanks and 5 leaching pits. The leaching pits appeared to be concrete vaults with a narrow manway (square) at the top</i></p> <p><i>I discussed proposed initial action with DEC representatives. Ms. Gallagher suggested a preliminary sampling effort to include soil samples, surface water samples, samples from the leach pits and other appropriate locations. She indicated she thought this should be done while Ebasco was preparing the RI plan. She requested a sampling plan for this preliminary sampling effort which would not include drilling.</i></p>			
VISITORS ON SITE:		CHANGES FROM PLANS AND SPECIFICATIONS, AND OTHER SPECIAL ORDERS AND IMPORTANT DECISIONS.	
<i>Molly Gallagher DEC</i> <i>Dan Bendell DEC</i> <i>Les Skoski Ebasco</i> <i>Mark Sielski Ebasco</i> <i>Bob McPeak IT</i>			
WEATHER CONDITIONS:		IMPORTANT TELEPHONE CALLS:	
<i>Sunny/Warm 60°+</i>		<hr/>	
IT PERSONNEL ON SITE: <i>Bob McPeak</i>			
SIGNATURE <i>Robert E McPeak Jr</i>		DATE: <i>3/28/91</i>	



DAILY LOG	DATE	3	28	91
	NO.			
	SHEET	2	OF 4	

FIELD ACTIVITY DAILY LOG

PROJECT NAME <u>Baker / Furnace Dock Rd.</u>		PROJECT NO.	
FIELD ACTIVITY SUBJECT: <u>Site Walk</u>			
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS:			
<p>I suggested to Mr. Sielski that Baker Properties representatives would probably want to keep track of contact with local property owners while seeking access for sampling. He said his legal counsel and superiors would need to be involved in that decision.</p> <p>Next all parties rode to Old Brook Farms the development immediately down gradient of the site. I noted the following:</p> <p>Large lake (5-10 AC) in the center of the development. Appears to be man made. lake encompasses many trees at upstream end and appears to have been created by developer</p> <p>Les S. indicated that samples from the lake would not really be very representative of constituents from Magna Metals with addition of runoff from development</p> <p>I asked about drinking water sources in the area. Les S. indicated that to his knowledge there were no private wells in the area and no NY city reservoirs were involved. Ms Gallagher said the West Chester Co. health department was checking into wells in the area. Contact is Natasha Court</p> <p>Admin Order is not final yet. When it is finalized information will be public. Order has time frames for completion of certain milestones, however Molly did not remember them at the time. She thought the sampling plan should be submitted by April 11.</p>			
VISITORS ON SITE:		CHANGES FROM PLANS AND SPECIFICATIONS, AND OTHER SPECIAL ORDERS AND IMPORTANT DECISIONS.	
WEATHER CONDITIONS:		IMPORTANT TELEPHONE CALLS:	
IT PERSONNEL ON SITE:			
SIGNATURE		DATE:	



DAILY LOG	DATE	3	28	91
	NO.			
	SHEET	3	OF 4	

FIELD ACTIVITY DAILY LOG

PROJECT NAME <i>Baker / Furnace Dock Rd.</i>		PROJECT NO.
FIELD ACTIVITY SUBJECT: <i>Site Walk</i>		
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS: <i>Ebasco representatives proposed to send a surveyor to the site to define the property boundaries. DEC This will assist in preparing sample locations. DEC representatives indicated they would try to get aerial photos from 60-89 to Ebasco.</i> <i>We made a final stop in the cul-de-sac of Roslyn Dr. House closest to Baker property is #6 Roslyn Dr.</i> <i>Ebasco representatives indicated they would not make contact with local property owners to gain access for sampling and asked DEC representatives to make this contact.</i> <i>Mr. Skoski indicated he thought a number of residents in the neighborhood would possibly want samples analyzed from their property.</i> <i>We then went to the developer's on-site trailer in order to obtain development property maps. No one was at the trailer. Unicorn Industries LTD. 914 736-0777</i> <i>We returned to the site at about 11:00 AM. Noted a long pavement cut in the driveway and followed it to a meter vault near Furnace Dock Road. The valve outside the vault read QWP water.</i> <i>Mr. Skoski noted that the smaller bldg closest to Furnace Dock Rd. had been cleared up inside and had supplies in it which appeared to be some type of wooden cabinets. I walked down the embankment in this area and noted that the property line (as indicated by an old rock wall and barbed wire fence) started at the top of the embankment and sloped down to the toe as it travelled away from Furnace Dock Rd.</i>		
VISITORS ON SITE:	CHANGES FROM PLANS AND SPECIFICATIONS, AND OTHER SPECIAL ORDERS AND IMPORTANT DECISIONS.	
WEATHER CONDITIONS:	IMPORTANT TELEPHONE CALLS:	
IT PERSONNEL ON SITE:		
SIGNATURE		DATE:



FIELD ACTIVITY DAILY LOG

DAILY LOG	DATE	3	28	91
	NO.			
	SHEET	4	OF	4

PROJECT NAME Baker / Furnace Dock Rd.

PROJECT NO.

FIELD ACTIVITY SUBJECT: Site Walk.

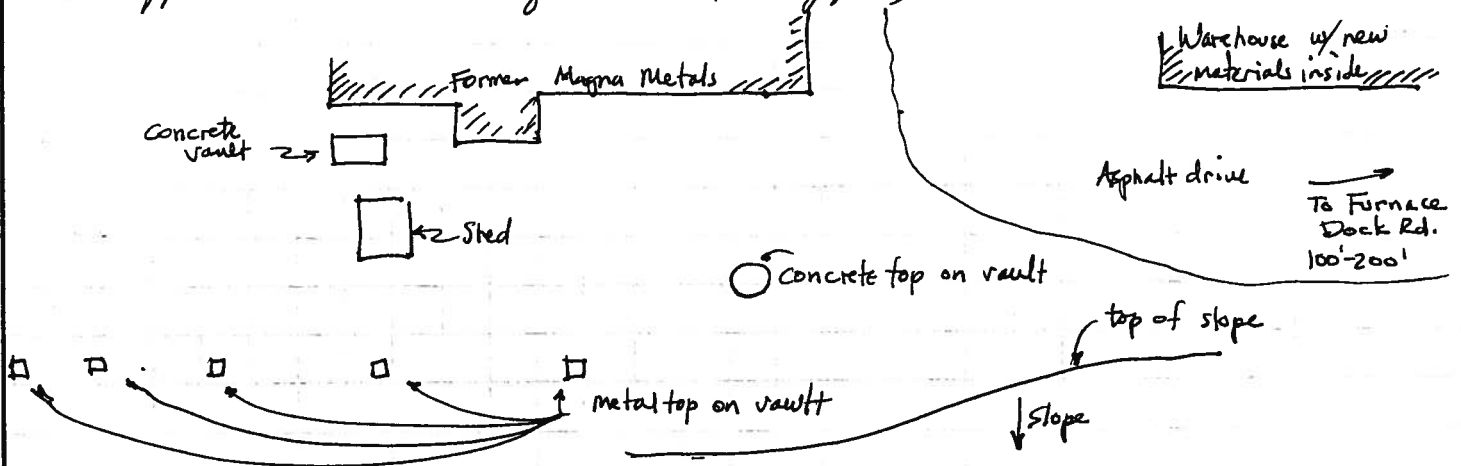
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS:

Mr. Skorski and Ms. Gallagher discussed potential parameters for preliminary samples to be collected. Ms. Gallagher indicated that she thought volatile organics and metals would be sufficient. She recalled that PCB's Pesticide and herbicides had been tested for before with no positive results.

I expressed concern over interruptions to present building tenant's operations. Ms. Gallagher indicated the only expected activities upgradient of the old Magna facility would be some background soil samples and background monitoring wells (probably only 1 or 2)

Mr. Sielski asked what parameters had been detected in the previous tests. Ms. Gallagher indicated VOC were detected in surface soil samples taken from the slopes of the embankment.

The approximate locations of vaults (leaching pits) are as shown below:



VISITORS ON SITE:

CHANGES FROM PLANS AND SPECIFICATIONS, AND
OTHER SPECIAL ORDERS AND IMPORTANT DECISIONS.

WEATHER CONDITIONS:

IMPORTANT TELEPHONE CALLS:

IT PERSONNEL ON SITE:

SIGNATURE

DATE: